

**ATTACHMENT B**

ATTACHMENT TO THE DEED FROM  
Greensboro Housing Development Partnership, Inc. ("GHDP")  
TO \_\_\_\_\_

**RESTRICTIVE COVENANTS**

1. LAND USE AND BUILDING TYPE: Said property shall be used for residential purposes only, and no structures shall be erected or allowed to remain on any lot or sub-lot except one owner-occupied residential dwelling not exceeding two stories (and an attic finished or unfinished) in height and a private garage or carport. Dwellings in this subdivision cannot be rented, and must be occupied by the owners or one of them.

2. NUISANCES: Said property shall not be used for business, manufacturing or commercial purposes, nor shall any animal or fowls be kept or allowed to remain on said property for commercial purposes, and no animals other than household pets shall be kept or allowed to remain on said property for any purpose, nor shall anything be done on said property which is a nuisance or any annoyance to the community.

3. DWELLING SIZE: No structure shall be erected or allowed to remain on said property if the total floor area of the main structure, whether single-family or twin home, exclusive of one-story open porches and garages, shall be less than 1200 square feet.

4. ROOF PITCH. The pitch of all roofs constructed on the detached single family dwelling on each lot shall have a steepness of pitch rising not less than seven feet for each twelve feet of width of such roof.

5. DRIVEWAYS. Each lot for single-family detached structures shall be provided with a driveway with a hard, smooth surface of at least eight feet in width and extending from the street a minimum of 40 feet back beyond the front corner of the house or to the back corner of the house, whichever is less.

6. PLACEMENT OF DWELLING: The main building on any lot shall not be erected or allowed to remain facing in any direction except toward the street abutting the front of said lot, which as to a corner lot shall be the street upon which said lot has the most lineal feet of frontage, except with the written consent of Greensboro Housing Development Partnership, Inc., its successor or assign.

7. TEMPORARY STRUCTURES: No residence of a temporary character shall be erected or allowed to remain on said property and no trailer, basement, tent, shack, garage, barn or other outbuilding

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erected on said property shall be used as a residence either permanently or temporarily.

8. RECREATIONAL VEHICLES. Any motor home, trailer, boat or any other type of recreational vehicle must be parked in the rear of any residence and cannot be parked or placed on or in any street, or in any side yard or drive or driveway located in any side yard of any lot; provided further, no motor home, trailer or boat shall be used as a residence either permanently or temporarily.

9. FRONT YARDS. No TV antenna, basketball backboard, swing, sliding board or other play apparatus shall be affixed or placed in the front yard of any residence.

10. STORAGE STRUCTURES: Any structure used for the purpose of outside storage must be of a minimum of 80 square feet constructed of the same style and design as the detached single family dwelling of the same lot and have been approved in writing by Greensboro Housing Development Partnership, Inc., its successor or assign.

11. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.